

**SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Olusola Taiwo</u>	NAME: <u>Charles M Grennor</u>
ADDRESS: <u>223 Amylou Cir.</u>	ADDRESS: <u>89 Level Creek Rd.</u>
CITY: <u>Woodstock</u>	CITY: <u>Suwanee</u>
STATE: <u>GA</u> ZIP: <u>30188</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>678-557-7836</u>	PHONE: <u>770-337-5329</u>
CONTACT PERSON: <u>Olusola Taiwo</u> PHONE: <u>678-557-7836</u>	
CONTACT'S E-MAIL: <u>olusola_taiwo2002@yahoo.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>R-75</u>	BUILDING/LEASED SQUARE FEET: <u>4300</u>
PARCEL NUMBER(S): <u>R7288 007</u>	ACREAGE: <u>3.3</u>
ADDRESS OF PROPERTY: <u>89 Level Creek Rd., Suwanee, GA 30024</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

All that tract or parcel of land lying and being in Land Lot 288 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as 3.30 acres, more or less, on plat of survey for Charles M. Grennor & Christina L. Grennor by W. T. Dunahoo and Associates, Inc. dated June 22, 1993. This is the same property shown as 3.30 acres on plat recorded in Gwinnett County Plat Records at Plat Book 58, Page 106-B, which plat is incorporated herein by reference for a more complete description.

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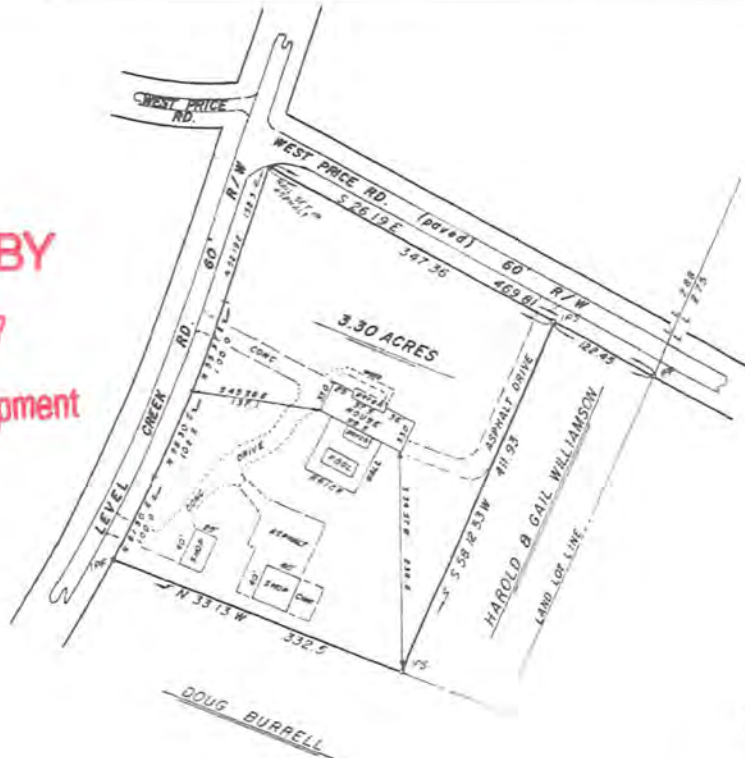
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1075A

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No way to have this a correct recording of the land shown as it has been prepared in conformity with the minimum Standard & Requirements of law.

*W. T. Dunahoo*  
 No. 1577  
 Member of the Georgia Board of Land Surveyors



FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 3/2/93 VE 4.11P  
 58 = 106.5

BEING TRACT 1 OF OUR SURVEY FOR THOMAS E. ROBINSON, JR.  
 DATED 4-24-91; REVISED 2-22-93.

39611

SUP '18010

CLOSING PLAT FOR STATE OF GEORGIA

THOMAS E. ROBINSON, Jr.

L L 288 71A - DISTRICT

CITY	GWD	COUNTY	SCALE	DATE
		GWINNETT	1" = 100'	2-26-93

W. T. DUNAHOO AND ASSOCIATES, INC.

ATLANTA HWY PH-867-330 WINDER, GEORGIA

IPS-IRON PIN SET  
 IPF-IRON PIN FOUND

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

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- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Please see attached

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- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Please see attached

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- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached

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- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Please see attached

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- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

Please see attached

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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

A). Yes, Continued operation of an already existing Personal Care Home.

B). No, the requested for Special Use Permit Application won't adversely influence the current utilize or ease of use of adjoining or close-by property at the same time, in actuality, will be good and reliable with so much uses as right now exist or as are examined later on.

C). The property which is the subject of the asked for Special Use Permit Application has sensible monetary use as of now zoned; in any case, such financial utilize is improved with the endorsement of the asked for Special Use Permit. Candidate along these lines presents the most elevated and best utilization of the subject tract is for R-75 with the Special Use asked.

D). No, property already is being operated as a personal care home

E). The future land use plan recommends residential for this property.

F). Truly, the current zoning of the contiguous and close-by properties gives extra supporting reason for the endorsement of the asked for Special Use Permit.

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December 29, 2017

Gwinnett County  
Planning and Development  
One Justice Square  
446 West Crogan St. Suite 250

RE: Letter of Intent  
Special Use Permit Application  
89 Level Creek Road  
Suwanee, GA 30024

To Whom It May Concern:

This letter of intent is submitted to comply with the rules and requirements as specified by the Gwinnett County Planning Division and Special Use Permit Application. This property already has been approved to operate a Family Personal Care Home providing residence and care for elderly individuals. I am purchasing the property and business on 89 Level Creek Road, Suwanee, GA 30024; therefore I am requesting a special use permit to continue to operate a personal care home for six beds at the above location.

- The name of the personal care home will remain Rebecca Manor.
- The property is currently zoned for R-75 and sits on 3.3 acres.

Thank you for your consideration in granting this special use permit in order to allow this personal care home to server the needs of the residents in our community.

Sincerely,



Olusola Taiwo  
Owner

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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

12/29/2017

Date

**Olusola Taiwo Owner**

Type or Print Name and Title



12/29/2017

Signature of Notary Public

Date



Notary Seal

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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



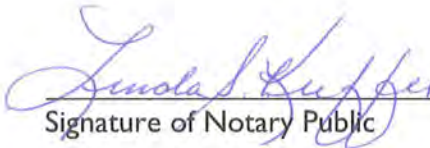
12/29/2017

Signature of Property Owner

Date

**Olusola Taiwo Owner**

Type or Print Name and Title

 12/29/2017

Signature of Notary Public

Date



Notary Seal

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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Signature of Applicant

**Olusola Taiwo**

Type or Print Name

**12/29/2017**

Date

Signature of Notary Public

**12/29/2017**

Date



Notary Seal

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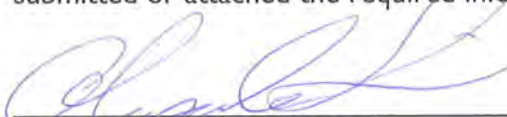
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**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 12/29/2017 Olusola Taiwo Owner  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

\_\_\_\_\_  
 SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

 12/29/2017  
 SIGNATURE OF NOTARY PUBLIC                      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Olusola Taiwo  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**      07      - 0288      - 007  
(Map Reference Number)      District      Land Lot      Parcel

      12/29/2017  
Signature of Applicant      Date

**Olusola Taiwo** Owner

Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

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**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Cherie Ballard      TSAI  
NAME      TITLE

12-29-17

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**RECEIVED BY**      DATE

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CASE NUMBER SUP2011-00055  
GCID 2011-0816

BOARD OF COMMISSIONERS  
GWINNETT COUNTY  
LAWRENCEVILLE, GEORGIA  
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

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<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>AYE</u>
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

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On motion of COMM. LASSETER, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CHARLES M. GRENNOR for the proposed use of FAMILY PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

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WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 25<sup>TH</sup> day of OCTOBER, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a Family Personal Care Home providing residence and care for elderly individuals (clients) residing in the home.
2. Prior to commencing the business, obtain all necessary permits to bring the dwelling and property up to code for Family Personal Care Home occupancy.
3. Maintain a 20-foot buffer along exterior property lines. The buffer shall remain undisturbed except for existing improvements/structures and the addition of supplemental plantings where sparsely vegetated.
4. Exterior signage, other than one permitted ground sign, shall be prohibited.
5. No exterior changes shall be permitted which alter the residential character of the dwelling, except those required to bring the dwelling up to code for family personal care home occupancy. Any future renovations or additions shall be subject to review and approval of the Director of Planning and Development.
6. The existing accessory buildings may be utilized for activities, but may not be used or converted for residential/sleeping quarters.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Signed: 11/2/11

ATTEST:

Diane Hester  
County Clerk/Deputy County Clerk



SUP 18 010

State of Georgia, Gwinnett County

THIS INDENTURE, Made this 30th day of June In the year of our Lord One Thousand Nine Hundred and Ninety Three between

THOMAS EDMOND ROBINSON, JR., as Trustee for THOMAS EDMOND ROBINSON, III

of the County of Gwinnett and State of Georgia of the first part, and

CHARLES M. GRENNOR and CHRISTINA L. GRENNOR

of the County of Gwinnett and State of Georgia of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part ies of the second part their heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 288 of the 7th Land District, Gwinnett County, Georgia, as shown and delineated as 3.30 acres, more or less, on plat of survey for Charles M. Grennor & Christina L. Grennor by W. T. Dunahoo and Associates, Inc. dated June 22, 1993. This is the same property shown as 3.30 acres on plat recorded in Gwinnett County Plat Records at Plat Book 58, Page 106-B, which plat is incorporated herein by reference for a more complete description.

GWINNETT CO, GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 246.00  
GARY R. YATES CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
JUN 29 1993  
GARY R. YATES, CLERK

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TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Charles M. Grennor & Christina L. Grennor the said part ies of the second part,

their heirs and assigns forever in Fee Simple. And the said part y of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part ies of the second part their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part y of the first part has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered in presence of:

Notary Public, Gwinnett County, Georgia  
My Commission Expires January 15, 1995

THOMAS EDMOND ROBINSON, JR. (Seal)  
TRUSTEE FOR THOMAS EDMOND ROBINSON, III (Seal)

GARY R. YATES (Seal)  
RECEIVED 7-13-11  
SUP2011-00055